



Bebington Road, Port Sunlight

£925 PCM



LESLEY HOOKS
ESTATE AGENTS





Nestled in the picturesque and historic Port Sunlight village, this beautifully presented Grade II listed cottage offers a perfect blend of character and modern comfort. With award-winning gardens, a boating lake, and the acclaimed Lady Lever Art Gallery right on your doorstep, this is an idyllic place to call home. Inside, the property boasts gas central heating and a welcoming layout. Step into the hallway, leading to a light and airy lounge with elegant wood block flooring, and a stylish fitted kitchen-dining room, perfect for entertaining. Upstairs, you'll find two spacious double bedrooms and a modern four-piece bathroom. To the rear, the property features a private courtyard with a charming brick-built outhouse, as well as a delightful southerly-facing garden, ideal for relaxing in the sunshine. Perfectly located, the cottage is within walking distance of local shops, excellent schools, and Bebington train station, making commuting a breeze. Don't miss this rare opportunity to live in one of the most sought-after locations on the Wirral! Council tax band B



Hall

3'6" (1.07m) x 3'10" (1.17m)

Lounge

15'0" (4.57m) x 14'9" (4.5m)

Kitchen Dining Room

17'11" (5.46m) x 8'5" (2.57m)



Bedroom One

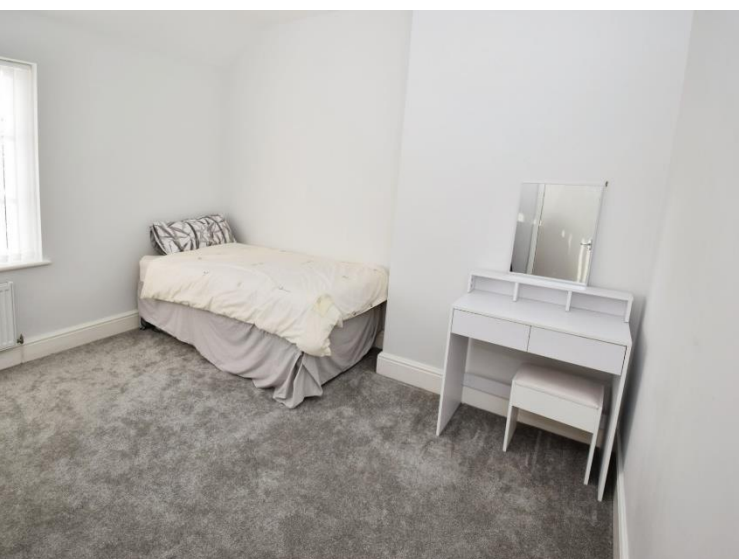
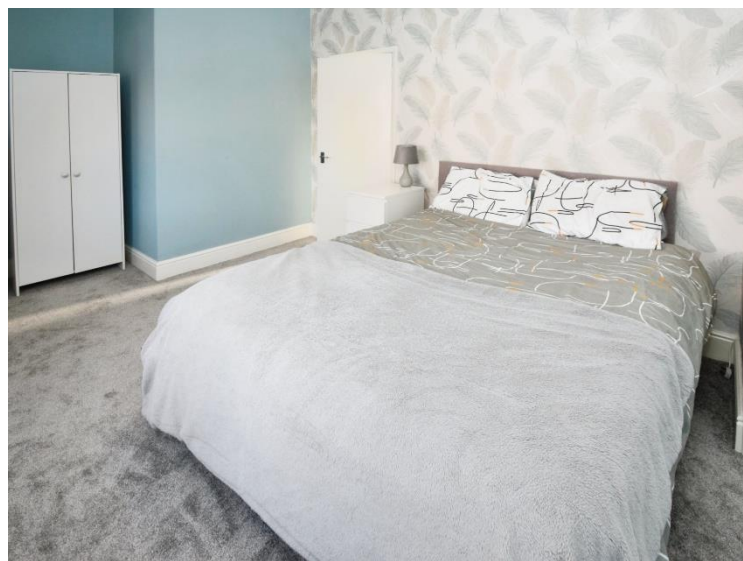
18'0" (5.49m) Max x 11'7" (3.53m)

Bedroom Two

12'0" (3.66m) x 10'11" (3.33m)

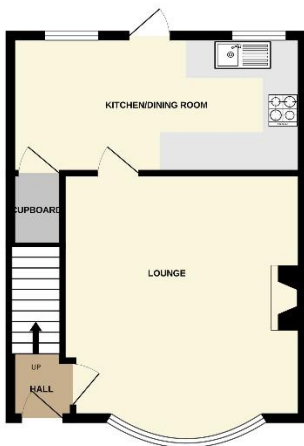
Bathroom

8'5" (2.57m) x 6'11" (2.11m)

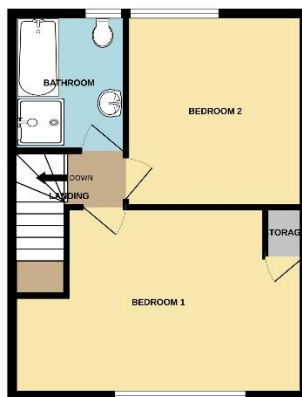




GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 3202.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.